



£325,000

Gresswell Close, Sidcup, Kent, DA14 4AP

Christopher Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Christopher Russell Property Services

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Unique two bedroom first floor purpose built maisonette in a detached building with its own garden, parking and garage situated within a short walk to both Sidcup train station and High Street.

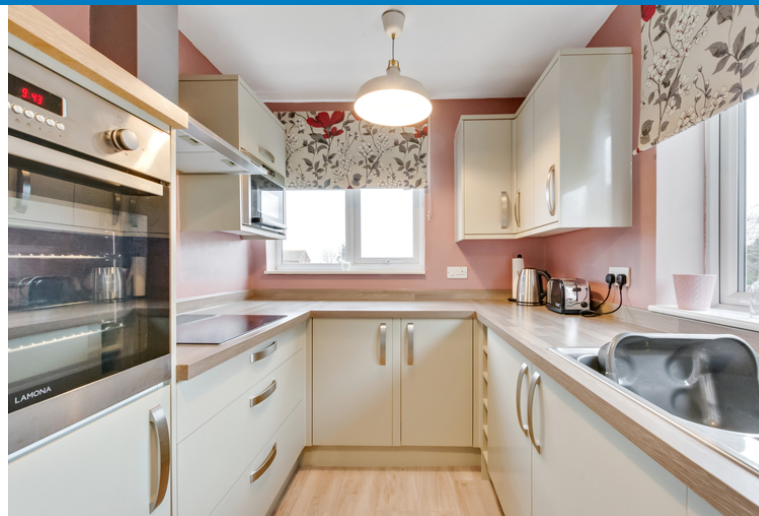
Featuring a recently extended lease that has 117 unexpired years and no onward chain this modernised home features a modern fitted kitchen with integrated appliances, modern shower room, excellent fitted wardrobes to the main bedroom, double glazed windows and door and electric wet central heating system.

Presented in good decorative condition the property is an ideal first time purchase or for someone looking to downsize.

Lease Expiry Date 29 September 2141.

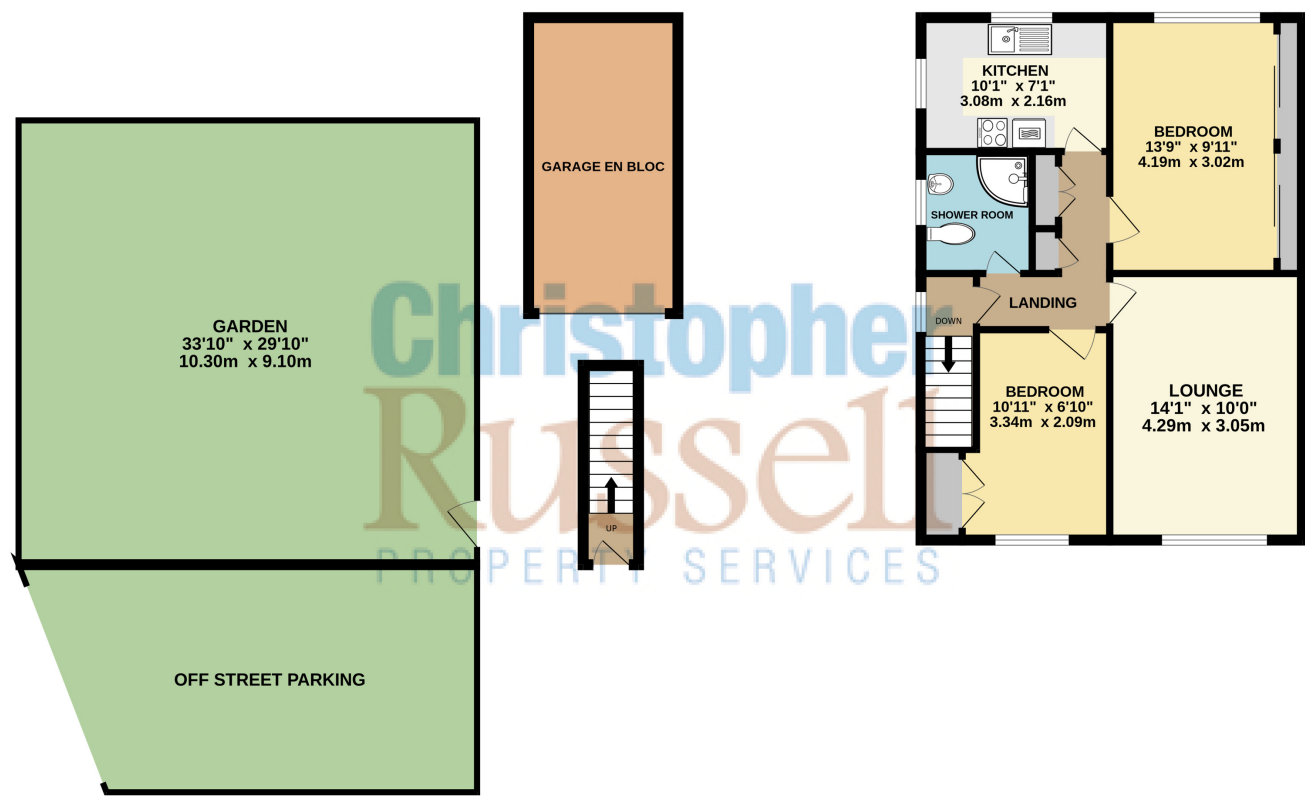
Ground Rent £250.00 doubling 29 September 2036 and every 20 years thereafter capped at £1,000 per annum.

Council Tax Band C.



GROUND FLOOR
161 sq.ft. (14.9 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			